

Historic District Review Committee

Staff Report

Date of Meeting: August 8, 2011

CAPP2011-0015

Historic District: Waterford

Project Planner: Lauren Murphy

Action Item

CAPP 2011-0015 Hertel: Replacement of existing bay window with casement window. PIN # 303-16-7352.

Background

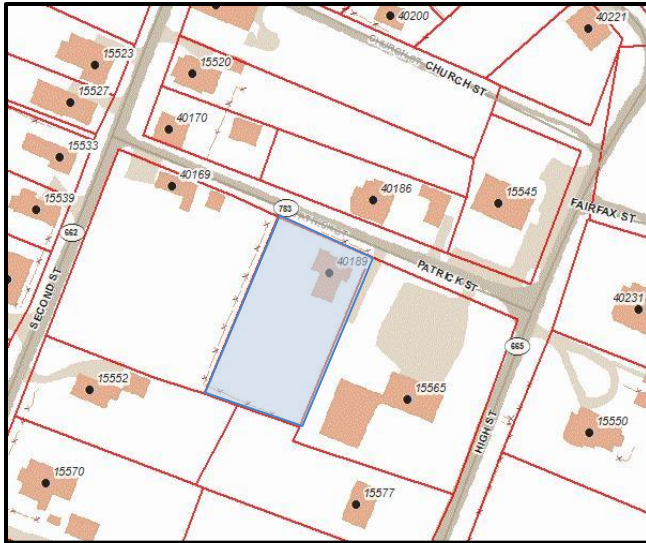


Figure 1: Subject property (in blue) 40189 Patrick Street

The subject property is located at 40189 Patrick Street in the Waterford Historic District. The original structure was built in 1887 and is a symmetrical five bay frame house with a side wing (also known as the Monroe Hough House). A rear addition was added in 1982. With this Certificate of Appropriateness application the applicant proposes to replace an existing bay window on the right side of the house with a casement window of the same width. The Statement of Justification (SOJ) indicates that the bay window is rotted and leaking.

According to the zoning referral dated July 25, 2011, there are no zoning issues with this proposal.

Analysis

This application is evaluated under the Historic District Guidelines: Waterford ("Waterford Guidelines" or "Guidelines"), Chapter 6, *Guidelines for Existing Structures: Elements*, and Chapter 7, *Guidelines for Materials*, where appropriate.

The applicant proposes to replace an existing single-pane bay window on the right side of the house with a casement window. The existing bay window is



Photo 1: Subject Property, 40189 Patrick Street

located on the right side (west) wing addition. During a site visit, the applicant indicated that the wing was originally a side porch that was enclosed, likely during the mid-20th century. Bay windows are not commonly found on historic structures and are identifiable as 20th century modifications. The Guidelines discourage large single-pane bay windows as there is no precedent for their use in historic Waterford buildings (Waterford Guidelines, Guidelines for New Construction, Doors Windows & Shutters, page 67, Inappropriate Treatment 6). As the proposed bay window was added in the 20th century, is deteriorating and does not contribute to the period of significance of the historic structure, removal of the bay window is appropriate in this case.

The applicants propose replacing this window with a wood-clad casement window of the same dimensions as the existing bay. To conform to true historic patterns, the existing bay window could be replaced with a two-over-two wood window to match the windows on the other elevations of the building. However, in order to achieve a rhythm of openings consistent with the rest of the house, additional openings into the side elevation may be necessary, which is not supported by the Guidelines (Waterford Guidelines, Guidelines for Existing Structures, Windows, page 103, Inappropriate Treatment 6). A multi-pane wood-clad divided light window of the same dimension as the current window will be more visually compatible than the existing single-pane bay window.

The proposed window will consist of four panels each with eight divided lights. The wood siding below the existing bay window will be repaired/replaced in-kind. The window specifications indicate that the muntins will be “performance divided lites” which the applicant has indicated are between the panes of glass which are not consistent with the Guidelines. However, staff notes that the manufacturer’s website identifies “performance divided lites” as having fixed interior and exterior muntins with a spacer bar between the glass (simulated divided lites) which would be consistent with the Guidelines. This issue should be clarified with the applicant at the August meeting.



Photo 2: View of Bay Window from Patrick Street

The Guidelines state that false muntins or removable grilles should not be used as they do not have an historic appearance (Waterford Guidelines, Guidelines for Existing Structures, Windows, page 103, Inappropriate Treatment 3). The windows will open by an internal hand crank. Screens will be located on the interior of the window which will allow the muntins (assuming they are simulated divided as indicated on the manufacturer’s website) to remain visible and the historic muntin profile will be maintained. **True divided or simulated divided lites with an internal spacer are**

consistent with the Guidelines, the existing windows on the historic building and surrounding windows in the Waterford District.

The proposed window is wood clad in aluminum. The Guidelines for new windows state that windows should be constructed of wood or a wood composite that visually approximates wood (Waterford Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 69, Guideline 10). While the Waterford Guidelines do not specifically address wood-clad windows, the proposed aluminum cladding will emulate wood, similar to a composite product and may be acceptable in this case.

Findings

1. The existing single-pane bay window is not original to the historic building and is not supported by the Guidelines. The existing window is located on the west wing addition. The exact date of construction of the wing is unknown. A multi-pane casement window is more consistent with the character of the house and the Waterford Historic District than the existing bay window.
2. The proposed window will be located in the existing opening which will not require further alterations to the elevation.
3. The proposed window is wood-clad which, while not the preference of the Guidelines, will visually emulate wood.
4. The Guidelines support true or simulated divided lites. Flat grilles between the glass plates are not consistent with the Guidelines.

Recommendation

Staff recommends approval of the application with the following conditions:

1. That the muntins are true divided or simulated divided (with an integral spacer bar).

Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0015 for the replacement of the existing single-pane bay window with a casement window in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated August 8, 2011 as submitted.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0015 for the replacement of the existing single-pane bay window with a casement window in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated August 8, 2011 with the following conditions ...*